

THE EFFECTIVE DATE OF THIS ORDINANCE IS OCTOBER 24, 2006

ORDINANCE NO. 06-34-430

ORDINANCE OF
THE BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND

Re: To Establish Benefit Assessments on Certain Lots
in the Lake Linganore PUD

RECITALS

Chapter 2-13 of the Code of Public Local Laws of Frederick County authorizes the Board of County Commissioners ("Board") to establish assessments on those properties benefited by water main or sewer extensions. The purpose of the assessment is to pay the costs associated with the improvements which confer a benefit to the property.

The Board held a public hearing on Tuesday, July 11, 2006, to discuss the proposed construction project benefiting lots in the Lake Linganore Planned Unit Development and the proposed future benefit assessments associated with the construction of the improvements.

The Board held a second public hearing on Tuesday, October 24, 2006, following receipt of construction bids for the projects and recalculation of the proposed benefit assessment amounts. The lot owners and the public were provided the opportunity to comment on the proposed benefit assessment and Ordinance. Notice of the public hearing was also mailed to the subject property owners as shown on the property tax rolls of the Maryland State Department of Assessments and Taxation.

NOW THEREFORE BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the properties listed on the attached Exhibit A, which is attached hereto and incorporated herein; shall be assessed the amount(s) specified as the proportionate costs and benefit conferred to provide service to that lot;

AND, BE IT FURTHER ENACTED AND ORDAINED that these assessments shall be collected by the Treasurer of Frederick County in quarterly installments each year, over a 20 year period, plus interest at the rate of 5% per annum;

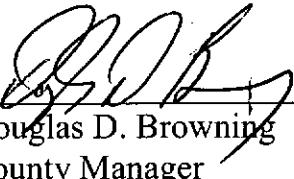
AND, BE IT FURTHER ENACTED AND ORDAINED that the collection of assessments by the Treasurer shall begin following receipt of notification from the Division of Utilities and Solid Waste Management of the completion of the construction of the water and sewer improvements, and each lot owner may pay the entire amount of the assessment within 30 days of receipt of notice of the completion of construction and thereby incur no interest charges;

AND, BE IT FURTHER ENACTED AND ORDAINED that once collection of the assessment has commenced, that payment in full of the outstanding balance shall be required prior to transfer of title to any lot or parcel subject hereto;

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall be recorded among the Land Records of Frederick County, Maryland and shall be a lien against the property referenced in Exhibit A, subject only to prior State and County taxes.

The undersigned hereby certifies that this Ordinance was approved and adopted
on this 24th day of October, 2006.

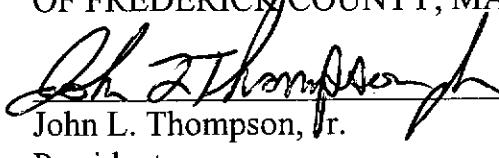
ATTEST:


Douglas D. Browning

County Manager

DLB 10/24/06

BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND


(SEAL)

John L. Thompson, Jr.
President

Lots and Not To Exceed Assessment Amounts for Villages of Balmoral, Coldstream and Meadows

EXHIBIT 'A'

Lot Number	Tax ID	Owner Name	Benefit Assessment Amount
Balmoral 44	27-513441	Harris	\$43,002
Balmoral 45	27-521711	Ryan	\$43,002
Balmoral 46	27-518095	Twenty	\$58,499
Balmoral 47	27-507972	Lincoln Assoc	\$58,499
Balmoral 60	27-519407	Johnson	\$12,795
Balmoral 66	27-525180	Twenty	\$28,292
Balmoral 67	27-514235	Baba	\$28,292
Balmoral 68	27-520162	Dubroff	\$28,292
Balmoral 69	27-519539	Noguera	\$28,292
Coldstream 36	27-511120	Murray	\$11,354
Coldstream 37	27-518028	Barley	\$5,665
Coldstream 43	27-512585	Six	\$18,274
Coldstream 44	27-521800	Six	\$54,183
Coldstream 45	27-531318	Brookfield	\$54,183
Coldstream 46	27-512674	Gentel	\$54,183
Coldstream 47	27-514383	Brookfield	\$54,183
Coldstream 48	27-511325	Questar Development Corp	\$54,183
Coldstream 49	27-515266	C&P Homes, Inc	\$54,183
Coldstream 50	27-520332	Meyer	\$35,372
Coldstream 58	27-512879	Foxe, Ester K. Living Trust	\$11,354
Coldstream 59	27-508162	Gentel	\$11,354
Coldstream 60	27-524117	Widrick	\$11,354
Coldstream 64	27-532349	Cacace	\$11,354
Coldstream 67	27-523986	Richardson	\$5,665
Coldstream 71	27-525024	Two-Putt LLC	\$11,354
Coldstream 72	27-519717	Mantzouranis	\$11,354
Coldstream 75	27-508220	White	\$18,274
Coldstream 76	27-517099	White	\$54,183
Coldstream 77	27-532713	Collins	\$11,354
Coldstream 88	27-519556	Lynch	\$11,354
Coldstream 94	27-515215	Holland	\$5,665
Coldstream 105	27-533035	Waichle	\$5,665
Meadows 7	27-512968	Wachter	\$7,130
		Charles R. & Claire	

Revised 10.17.06 - Sept Per lot BA calculation by Brenda.FINAL. With revised quantities in BA Summary by TRI

printed 10/25/2006

Lots and Not To Exceed Assessment Amounts for Villages of Balmoral, Coldstream and Meadows

Lot Number	Tax ID	Owner Name	Benefit Assessment Amount
Meadows 8	27-520529	Wachter	\$58,499
Meadows 9	27-511538	Nesbitt	\$58,499
Meadows 28	27-514340	Edwards	\$12,795
Meadows 29	27-508693	Beckett	\$43,002
Meadows 30	27-532047	Dawson	\$43,002
Meadows 31	27-533345	Dawson	\$43,002
Meadows 32	27-516424	Ryan	\$43,002
Meadows 33	27-532861	Gentel	\$43,002
Meadows 34	27-521320	Ryan	\$43,002
Meadows 156	27-523498	Questar Development Corp	\$37,337
Meadows 157	27-507638	Meadows 157, LLC	\$37,337
Meadows 158	27-509487	Powell	\$37,337
Meadows 159	27-510663	Pritchett	\$37,337
Meadows 160	27-523730	Sacchetti	\$37,337
Meadows 161	27-511589	Payne	\$58,499
Meadows 162	27-508219	Gentel	\$58,499
Meadows 163	27-532322	Crapster	\$58,499
Meadows 164	27-518974	Powell	\$58,499
Meadows 165	27-520251	M&M Enterprises, LLC	\$58,499
Meadows 166	27-523994	Sexton	\$58,499
Meadows 167	27-516556	Kuszmaul	\$58,499
Meadows 168	27-517838	M&M Enterprises, LLC	\$58,499
Meadows 169	27-515975	Leticich	\$58,499
Meadows 170	27-511228	Dertbaugh	\$58,499
Meadows 171	27-533868	Ziliacus	\$43,002
Meadows 172	27-515711	Dertbaugh	\$43,002
Meadows 173	27-508332	Brewer	\$58,499
Meadows 180	27-524982	Deegan	\$43,002
Meadows 181	27-521622	Smith	\$43,002
Meadows 182	27-533906	Southam	\$43,002
Meadows 198	27-515614	Ryan	\$43,002
Meadows 199	27-510906	Fox Chase Property, LLC	\$43,002
Meadows 200	27-525318	Smith	\$43,002
Meadows 201	27-519873	Deegan	\$43,002
Meadows 202	27-519911	Ryan	\$43,002
Meadows 218	27-507506	Wosencroft	\$12,795
Meadows 243	27-513735	Gray	\$12,795

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Lot Number	Tax ID	Owner Name	Benefit Assessment Amount
Meadows 284	27-509290	Book	\$5,665
Meadows 306	27-531873	Powell	\$5,665
Meadows 324	27-515010	Lot 324 Linganore LLC	\$43,002
Meadows 325	27-514251	Ryan	\$43,002
Meadows 326	27-515606	Joy	\$43,002
Meadows 327	27-531350	Joy	\$43,002
Meadows 328	27-514324	Ryan	\$43,002
Meadows 329	27-511171	Cimino	\$43,002
Meadows 330	27-514812	Johnsson	\$43,002
Meadows 343	27-5333833	Zepp	\$43,002
Meadows 344	27-524354	Dertbaugh	\$43,002
Meadows 345	27-512720	Questar Development Corp	\$58,499
Meadows 346	27-532225	Raber	\$58,499
Meadows 347	27-524214	Southam	\$58,499
Meadows 350	27-532373	Carter	\$12,795
Meadows 351	27-512100	Sandy	\$58,499
Meadows 352	27-531334	Smith	\$58,499
Meadows 353	27-512593	Alexander	\$58,499
Meadows 354	27-510671	Dertbaugh	\$58,499
Meadows 388	27-511929	Dertbaugh	\$58,499
Meadows 389	27-516971	Leyes	\$58,499
Meadows 390	27-512364	Akhund	\$58,499
Meadows 391	27-510698	Gentel	\$58,499
Meadows 392	27-514006	M&M Enterprises, LLC	\$58,499
Meadows 393	27-509495	Dertbaugh	\$58,499
Meadows 394	27-515886	Malik	\$58,499
Parcel C Blk H Pt2	27-518141	Alspaugh	\$5,665
			\$3,821,525
		TOTALS	